



# DNRC Timber Appraiser



Appraisal Name	<b>Ike-Wallace</b>
Appraisal Type	Sale
Area Office	SWLO
Date	9/18/2017

Appraisal Summary	Per Ton	Per Mbf	Acres, Factor and FI Fees	Unit
Minimum Bid Price	<b>\$3.58</b>	<b>\$25.11</b>	Harvest Unit	240 Acres
FI Fee	<b>\$2.94</b>	<b>\$20.60</b>	Net Conversion	7.01 Tons/Mbf
			NWLO	\$24.00 /Mbf
			SWLO	\$20.60 /Mbf
			CLO	\$7.15 /Mbf
			EAST	\$2.00 /Mbf
Minimum Sale Value	\$32,403			
Estimated Sale Volume	9,051	Tons		
Total FI Payment	\$26,610			
5% Down Payment	\$1,620			

Appraisal Species	Volume (Mbf)	DBH (Avg)	WWPA 2017 - 2nd Qtr	Minimum Value
Ponderosa pine	232	13.6	\$537.37	\$5,825.13
Douglas-fir	1,059	12.7	\$454.97	\$26,589.71
Western larch			\$454.97	\$0.00
Lodgepole pine			\$418.26	\$0.00
White fir			\$418.26	\$0.00
White pine			\$649.58	\$0.00
White wood/other			\$418.26	\$0.00
Red cedar			\$1,359.06	\$0.00
Blue stained			\$359.11	\$0.00
Dead/dry			\$294.42	\$0.00
<b>Total</b>	<b>1,291</b>	<b>12.8</b>	<b>\$470</b>	<b>\$32,414.84</b>

Contract Costs	Unit	Log and Haul Costs	Unit	Logging Percent
Development Costs	\$37,713.00 Total	Tractor Yarding	350 Feet	25
Maintenance Costs	\$71,178.00 Total	Jammer Yarding	Feet	0
Slash Costs	\$5,000.00 Total	Skyline Yarding	600 Feet	75
		Unpaved Haul	5.5 Miles	
		Paved Haul	65.0 Miles	